



Knoxville Road, Kilbirnie KA25 7EB

welcome to

Knoxville Road, Kilbirnie

Self-Build plot within a desirable location with services to roadside ideal for the construction of your dream home or as a commercial opportunity for a developer. Subject to obtaining planning permission the plot extends to approximately 7,200 sq ft (0.16 acres) close to local amenities.



Located at 36 Knoxville Road this self-build plot offers an ideal opportunity for the construction of your dream home or alternatively for the developer. On offer subject to obtaining planning permission is a plot extending to approximately 7,200 sq ft (0,16 Acre), this area of town is renowned for its self build residences which gives an exclusive ambience to what is a very convenient situation for local amenities and transport links. The services are by the roadside and provides an expansive area of ground of ample proportion for a sizeable family home.

The location is tranquil yet very convenient for all of Kilbirnie's amenities to include a large supermarket close by in addition to an array of local shops for general day to day requirements, For the commuter the road infrastructure is being extensively upgraded to enhance access to a multitude of areas of commerce and industry. Glasgow's international airport is now a short car journey away as is it renowned city centre shopping facilities. Numerous retail parks may also be found throughout Ayrshire and Renfrewshire.



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Knoxville Road, Kilbirnie

- Prime Location
- Services by the Roadside
- approximately 7,200 sq ft (0.16 acres)
- Tranquil Area with Self-Build Plots.
- Sold Subject To Planning.

Tenure: Freehold EPC Rating: Exempt

offers over

£50,000

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Please note the marker reflects the postcode not the actual property

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Property Ref:
BOW104028 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



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